

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

September 12, 2014 – Barren River State Park

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Kathy Mayfield, Board Member
Thomas Oliver, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
Brian Judy, Board Counsel

Absent:

G. Herbert Pritchett, Board Member

Chair, Harold Brantley opened the meeting. There were no guests in attendance. Mr. Brantley commented that the Board had a good training session and appreciated the staff in the work they did to get the materials ready for the meeting.

MINUTES

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously approved the August 8, 2014 minutes. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

EDUCATION

Motion by Tom Oliver, second by Kathy Mayfield and the Board unanimously approved the following education course for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

(1) Allterra Group, LLC

- A. Appraisal of Single Family Residence New Construction – 7 hours CE online

Motion by Kathy Mayfield, second by Tom Oliver and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

(2) Dennis Badger & Associates

- A. Appraising Green – 3.5 hours CE classroom
- B. Appraising Green II – 3.5 hours CE classroom
- C. FHA Appraisal & The HUD 4150.2 Handbook – 3.5 hours CE classroom
- D. Valuation Protocol for FHA Appraisals – 3.5 hours CE classroom

Motion by Tom Oliver, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

(3) Hondros College of Business

- A. Residential Market Analysis and Highest and Best Use – 15 hours QE Online
- B. 2014-2015 National USPAP – 15 hours QE online
- C. Basic Appraisal Procedures – 30 hours QE online
- D. Residential Report Writing and Case Studies – 15 hours QE online
- E. Residential Appraiser Site Valuation and Cost Approaches – 15 hours QE online
- F. Statistics, Modeling and Finance – 15 hours QE online
- G. Basic Appraisal Principles – 30 hours QE online
- H. Residential Sales Comparison and Income Approaches – 30 hours QE online

EXPERIENCE REVIEW

Motion by Tom Oliver, second by Kathy Mayfield and the Board unanimously approved the following experience. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) Matthew Jarvis – Approve experience for Certified Residential. He needs to successfully pass the Certified Residential exam.
- (2) Rhonda Stone – Approve experience for Certified Residential. She needs to successfully pass the Certified Residential exam.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) Bradley Barger – Associate
- (2) Ronald B. Byrnes, Jr. – Certified General (GA)
- (3) Marc B. Gallant – Certified Residential (MA)
- (4) Matt W. Garner – Certified Residential
- (5) Reid M. Johnston – Associate
- (6) Stephanie W. Leighton – Certified Residential (OH)
- (7) Todd W. Munro – Certified General (OH)
- (8) Janet L. Nelson – Certified Residential (MN)
- (9) James T. Perry – Certified Residential (MN)
- (10) Randy W. Rahlmann – Certified General (MO)
- (11) Andrew C. Renfro – Certified General (TN)
- (12) Kayla P. Schlemmer – Certified General (GA)
- (13) Lorraine J. Severino – Certified Residential (NY)
- (14) Darren J. Stoffregen – Certified Residential (OH)
- (15) Michael D. Stout – Certified General (OH)
- (16) Chung H. Yoo – Certified General (GA)

B. The Board acknowledged the following Appraisal Managements Company that has completed all requirements and has been issued a certificate.

- (1) eValuation Zone Inc. - #145

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 34 cases filed for 2014 and 10 open appraiser investigations and 3 AMC cases not investigated.
- B. Motion by Sam Blackburn, second by Thomas Oliver and the Board agreed that any case that had a violation of USPAP, KRS and/or KAR, to enter into an informal settlement process and if mediation is not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- C. Case No. 14-09 – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to enter into an informal settlement process and if not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- D. Case No. 14-20 - Motion by Sam Blackburn to dismiss the case. After further discussion, the motion was withdrawn by Sam Blackburn. A motion was made by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to enter into an informal settlement process and if not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- E. Case No. 14-24 - Motion by Thomas Oliver, second by Sam Blackburn and the Board voted unanimously to enter into an informal settlement process and if not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- F. Case No. 14-27 - Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to enter into an informal settlement process and if not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- G. Case No. 14-17 - Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- H. Case No. 14-21- Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
- I. Case No. 13-01 AMC- Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes

J. Case No. 14-10, 14-11, 14-12 – Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously accepted the agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (a) Henderson shall complete a 15 hour Cost Approach and Site Valuation course with successful completion of the examination, a 15 hour Market Analysis and Highest and Best Use course with successful completion of the examination, and a 15 hour Residential Report Writing with successful completion of an examination. Said 45 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2015.
- (b) Henderson shall submit a log of assignments to the KREAB office beginning in September 2014 every 6 months for 2 years from the date the Agreed Order is signed, and the KREAB staff or designee shall have the right to request and review reports from the log upon notice to the respondent.
- (c) Henderson agrees not to contract, employ, or supervise any Associate appraisers for 2 years from the date of the Agreed Order.
- (d) Henderson agrees that the Board shall not renew her certification for the 2015 renewal cycle July 1, 2015 until she has completed the requirements of the terms set out in paragraphs (a) of this order.

K. Case No. 14-14 - Motion by Kathy Mayfield, second by Thomas Oliver and the Board unanimously accepted the agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (a) Halcomb shall be fined the sum of \$500.00 with total amount due with the signed agreed order.
- (b) Halcomb agrees that the Board shall not renew his certification for the 2015 renewal cycle July 1, 2015 until he has completed the requirements of the terms set out in paragraph (a) of this order.

L. Case No. 13-42 - Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously accepted the agreed order. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (a) Curd shall be fined the sum of \$1,000.00 with total amount to be paid within 60 days of the signed agreed order.
- (b) Curd agrees that the Board shall not renew his certification for the 2015 renewal cycle July 1, 2015 until he has completed the requirements of the terms set out in paragraph (a) of this order.

M. Cases on Appeal

- (1) Lynn Prichard – 04-63 – 12-10, 12-11, 12-12, 12-25, 12-26 -
- (2) Matt Miniard - 10-18 – Court of Appeals. The Court has not ruled on the case.
- (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07
Misfiled in wrong county by Harrington Attorney. Appeal now in the Madison Circuit Court.

N. Cases to be set for hearing

- (1) Case 12-45 – Formal complaint mailed and awaiting a hearing date.
- (2) Case 13-15 - Formal complaint mailed and awaiting a hearing date.
- (3) Case 13-62 - Formal complaint mailed and awaiting a hearing date.
- (4) Case 12-04 – Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- (5) Richard Sceifers – Formal complaint mailed and awaiting a hearing date.

MISCELLANEOUS

The Board reviewed and discussed the following information:

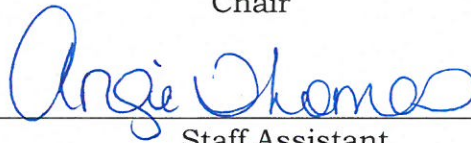
- A. Budget Ending August 31, 2014 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board reviewed and approved all payments for reporting period from last Board meeting. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- B. Request for lease of new postage machine – Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved to lease a new postage machine. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- C. Request to purchase a Conference Phone System – Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved to purchase two conference phone systems with a not to exceed amount of \$1,500.00. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- D. October Board Meeting – October 24, 2014
- E. RFP Customary and Reasonable Fee Study – One Bid Received from Southeastern Louisiana University Business Research Center & College of Business - Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously accepted the bid of \$12,609 for initial survey from Southeastern Louisiana University Business Research Center. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- F. Summary of staff performance evaluation – The evaluation was discussed on Executive Director, Larry Disney with all ratings being a 5 for Excellent in all categories.

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting.



Chair



Staff Assistant